

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**  
*\*(2012)*

Housing Policy Department  
Received on:  
**MAR 27 2013**

City or County Name: CITY OF SAN JACINTO

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Reporting Period by Calendar Year: from 01-01-12 to 12-31-12

**\* THE 2012 ANNUAL REPORT WAS ACCEPTED BY CITY COUNCIL ON MARCH 19, 2013.**

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**

P.O. Box 3044

Sacramento, CA 95812-3044

**City of San Jacinto**  
**General Plan and Housing Element**  
**Annual Report**  
**01/01/12 to 12/31/12**

**Prepared by:**

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## **Purpose of the Annual Report**

Government Code Section 65400 mandates that certain cities and all 58 counties submit an Annual Progress Report (APR) on the status of the General Plan and progress in its implementation to their legislative bodies to the Governors' Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD), by April 1 of each year. The APR provides local legislative bodies with information regarding the implementation of the General Plan for their city or county. APRs must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda. Therefore, the APR should provide enough information for decision makers to assess how the General Plan was implemented during the 12-month reporting period – either calendar year or fiscal year.

More Specifically, APRs explain how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The APR should provide enough information to identify necessary “course adjustments” or modifications to the General Plan, and means to improve local implementation. The State uses the APR to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. APRs may identify needed modifications and improvements to OPR's General Plan Guidelines. In addition, OPR is able to track progress on a local jurisdiction's comprehensive General Plan update using information provided in the APR.<sup>1</sup>

## **Background on the Existing City of San Jacinto General Plan**

In 2006, the City Council adopted the current General Plan, which replaced the prior General Plan that was adopted in 1985. The adoption of the General Plan in 2006 culminated a multi-year effort that was initiated in 2000, when the Council identified the need to comprehensively update the General Plan.

California State law requires each city and county to adopt a comprehensive General Plan to guide the long term physical development of the community. A City's General Plan serves as a blueprint for future growth and development, and is a City's foremost policy document for both short and long term planning and development. Per State law, the General Plan must address and include at least the following seven elements: land use, circulation, housing, noise, safety, conservation, and open space. The law allows a city to include other elements that are deemed locally important, such as community services and facilities. The San Jacinto General Plan addresses these required and optional issues in the following elements:

- Land Use
- Community Services and Facilities
- Circulation
- Resource Management

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<sup>1</sup> Governor's Office of Planning and Research. State of California: 2007 General Plan Annual Progress Report Guidance. Office of Planning and Research: Sacramento, 2007.

- Public Safety
- Noise
- Housing

Since the adoption of the San Jacinto General Plan in 2006, there were no amendments to the issues, goals, and policies until 2012. Amendments to the General Plan during the period 2006-2011 were limited to Land Use Map amendments associated with the approval of development project proposals and zone changes. Calendar year 2012 saw the adoption of a new housing element for the 4<sup>th</sup> planning cycle covering the 2008-2014 planning period, and extensive updates to the land use element and land use policy map in conjunction with the adoption of a new Development Code and zoning map.

The San Jacinto General Plan is the result of an extensive planning process involving the City, residents, community groups and surrounding communities. This process has provided a forum for resolving local conflicts among competing interests for the development of this area. The process culminated in the identification of issues, goals, and policies that are contained in the 2006 General Plan with 2012 updates, following extensive review and refinement of alternatives, which best met the goals of the City.

The City culminated a multi-year process in 2012 of working with consultants to write a new Development Code to replace the antiquated Zoning Ordinance and make the zoning system consistent with the General Plan adopted in 2006. Also, a new housing element of the General Plan drafted by staff and a consultant continued through the certification process with State HCD in 2012. On April 4, 2012, the City received a letter from State HCD accepting the City's revised draft housing element subject to rezoning of certain lands as detailed in the draft housing element. Both the housing element and the new draft Development Code were presented to City Council and Planning Commission at study sessions in March and April, 2012. Final revisions and environmental review were then prepared along with extensive revisions/updates to the land use element in order to bring these documents to public hearings commencing in August, 2012. The new housing element and updated land use element were adopted by City Council on October 19, 2012. State HCD certified the adopted housing element for the 4<sup>th</sup> planning cycle covering the 2008-2014 planning period by letter dated November 13, 2012.

### **Date of Presentation/Acceptance by the Local Legislative Body**

The 2012 General Plan Annual Report was presented to the City Council at a regularly scheduled City Council meeting on March 19, 2013. The APR was reviewed and accepted by the City Council at this meeting.

### **Date of Last Update to the General Plan**

The San Jacinto General Plan underwent a comprehensive review and update beginning in 2000. The updated General Plan for the City of San Jacinto was formally approved on May 4, 2006, with the adoption of Resolution No. 2895. The recent 2012 adoption of the housing element and

updated land use element was formally approved/adopted on October 19, 2012, with City Council adoption of Resolution No. 3444 for General Plan Amendment No. 1-12.

## **Measures Associated With Implementation of the General Plan**

### Planning / Construction Activities in 2012

#### **Public Improvements**

A few new projects were built in San Jacinto during 2012, with larger projects in the works for the coming year.

On Ramona Expressway and San Jacinto Ave, and infill sidewalk project connected gaps in the city's infrastructure between existing subdivisions. The new sidewalk makes area neighborhoods more accessible for pedestrians to get to nearby schools, shopping, and parks.

A traffic signal was installed in the intersection of State Street and De Anza Drive, improving safety in an intersection that could be precarious at times. The skewed angle of the intersecting streets made turn movements a challenge, and also made it difficult for pedestrians to cross State Street. These issues are resolved with the installation of the new traffic signal.

Aging infrastructure was improved via the Bath Tank #1 Rehabilitation project, which performed necessary maintenance and upgrades to one of the city's potable water storage facilities. The City has an ongoing commitment to building key upgrades throughout our sewer and water systems, to make sure that our infrastructure is reliable and up to date.

The biggest planning effort in 2012 was on the Ramona Expressway Widening and Line H Storm Drain projects, two capital projects that were combined into a single public works contract. The environmental review was completed for both projects in 2012 with the adoption of a mitigated negative declaration for each project. The Ramona Expressway Widening project mitigation included funding of \$32,000 to the Riverside Conservation Authority for loss of habitat on 2.2 acres and acquisition of replacement off-site habitat. Over the last year the plans, specifications, and estimates were completed on these two projects, and they went out to bid in December. Construction is scheduled to begin early in 2013 and last until early 2014. The Ramona Expressway Widening is a huge project, adding a total of four new lanes for traffic on the Expressway between Sanderson Avenue and Eagle Road. It is one of the largest and most expensive capital projects in the city's history. The Line H Storm Drain will collect drainage from the intersection of State Street and Ramona Expressway and convey it northward into existing drainage infrastructure to the north, near San Jacinto Community College. This project is a key piece of the city's master drainage plan, and will alleviate flooding in that intersection.

## General Plan Amendments in 2012

General Plan Amendment No. 1-12 was adopted on October 19, 2012 as part of a multi-year process to create a new Development Code to replace the antiquated Zoning Ordinance and make the zoning system consistent with the General Plan adopted in 2006. The General Plan Amendment consisted of a new housing element of the General Plan drafted by staff and a consultant that continued through the certification process with State HCD in 2012. On April 4, 2012, the City received a letter from State HCD accepting the City's revised draft housing element subject to rezoning of certain lands as detailed in the draft housing element. Both the housing element and the new draft Development Code were presented to City Council and Planning Commission at study sessions in March and April, 2012. Final revisions and environmental review were then prepared along with extensive revisions/updates to the land use element in order to bring these documents to public hearings commencing in August, 2012. General Plan Amendment No. 1-12, consisting of the new housing element and updated land use element, was adopted by City Council on October 19, 2012. State HCD subsequently certified the adopted housing element for the 4<sup>th</sup> planning cycle covering the 2008-2014 planning period by letter dated November 13, 2012.

General Plan Amendment No. 1-11 was approved on December 18, 2012 for the "Ramona 49" project. This project also included a Change of Zone (Case No. CZ 1-11), Tentative Commercial Parcel Map 36206, Conditional Use Permit 6-11 (400-unit apartment complex), and Conditional Use Permit 7-11 (Storage facility). These were concurrent applications to change San Jacinto General Plan Land Use Designations, amend the San Jacinto Zoning Districts, Subdivide 49.98 acres into five parcels that include a 400-unit apartment complex on 25.14 acres, and a mini-storage and RV parking lot on 5.10 acres, with remaining acreage designated for future retail commercial uses and a public park uses for which no plans were submitted.

**ANNUAL ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
(CCR Title 25 §6202)

Table A											
Annual Building Activity Report Summary - New Construction											
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects											
Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units**	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Moderate and Above Moderate from Table A3	▲	▲	▲	▲	▲	6	32	38			
(10) Total by income Table A/A3	▲	▲									
(11) Total Extremely Low-Income Units*						6	32	38			

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65883.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Very Low-Income	Low-Income	Moderate-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b> (<1600 sf)	6					6	
No. of Units Permitted for <b>Above Moderate</b> (>1600 sf)	32					32	

\* Note: This field is voluntary

TABLE B

## Regional Housing Needs Allocation Progress

## Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted			32							32	2,675
	Non-deed restricted											
Low	Deed Restricted			27							27	1,780
	Non-deed restricted		83	21		20					124	
Moderate	Deed Restricted											-417
	Non-deed restricted	1,703	645	178	55	28	8	6			2,623	
Above Moderate						42	6	32			80	5,103
Total RHNA by COG. Enter allocation number:		1,703	728	258	55	90	14	38			2,886	
Total Units												9,141
Remaining Need for RHNA Period												

**Table C**  
**2008-2013 Housing Element Program Evaluation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<b><i>Conserve and Improve Affordable Housing</i></b>				
1. Code Enforcement	Code Enforcement Staff	Redevelopment Set Aside, CDBG, and General Fund	Continue to implement code enforcement program. By the end of FY 09/10, complete a comprehensive housing conditions survey. Use the survey to target funding priorities of Program 2B.	Ongoing. Funded by General Fund and CDBG. Comprehensive housing conditions survey has not been completed due to funding and staffing constraints.
2A. Housing Rehabilitation Loan Programs - Single-Family Homeowner	Redevelopment Agency, Planning Department	Redevelopment set-aside, CDBG, Federal HOME, and General fund	Strive to assist at least six homeowners annually.	This program was implemented in 2006-07, and 21 homes (including program 2B) have been rehabilitated to date. In 2011 the program was placed on hold pending the elimination of the redevelopment agency. Future funding to continue the program is uncertain at this time.
2B. Enhanced Senior Home Repair Grant Program	Redevelopment Agency, Planning Department, Code Enforcement team	Redevelopment set-aside, CDBG, Federal HOME, and General fund	Strive to assist at least 60 mobile home homeowners annually.	This program was implemented in FY 06/07, and the City Council allocated \$20k from the General Fund to assist 10 lower-income households with repairs through the United Communities Network (United Way). Future funding to continue the program is uncertain at this time.
3. Conservation of Existing and Future Affordable Units	Community Development, HUD, HCD, and the Housing Authority of Riverside County (HARIVCO)	HUD Section 8 vouchers, other funding sources as available	Monitor the status of assisted projects (none were at-risk during the planning period).	Continue program.
4. Section 8 Rental Assistance	Housing Authority of Riverside County	Section 8 vouchers	Continue to support the HARIVCO's applications for additional Section 8 allocations and efforts to provide vouchers for lower income San Jacinto residents.	Ongoing - continue to support.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<i>Provide Adequate Housing Sites</i>				
5. Land Use Element	Planning Department	General fund	Maintain land use designations on adequate sites to accommodate San Jacinto's regional housing needs.	The Land Use Element was amended in 2012 to provide additional capacity for high-density housing commensurate with the RHNA (see also Program 11). This program should be continued although no Land Use Element amendments are necessary in the new planning period.
<i>Facilitate the Provision of Affordable Housing</i>				
6. Provide Incentives and Assistance to Affordable Housing Developments	Planning Department	General Fund	Facilitate affordable housing development commensurate with the RHNA.	No new projects were assisted during 2008-2013. Continue program.
7. Downpayment Assistance	Redevelopment Agency	Redevelopment set-aside	Provide downpayment or closing cost assistance to five qualified persons or families annually.	Prior to the dissolution of the RDA in 2012, 50 households were provided assistance. Future funding to continue the program is uncertain at this time.
8. Single-Family Infill Housing Program	Planning Department	Redevelopment set-aside, CDBG, HOME, tax credits, bond financing	Assist in the development of one single-family home annually through the end of the planning period.	Prior to the dissolution of the RDA, the City was working with Habitat for Humanity to acquire sites for new homes. The City acquired 4 parcels with the intention of facilitating infill affordable housing development, however the status of those parcels is uncertain, and future funding to continue the program is uncertain at this time.
9. Pursue State and Federal Funding	Redevelopment Agency, County of Riverside EDA, HCD, CalHFA, and others	Redevelopment set-aside, CDBG, HOME, tax credits, and bonds	Work with at least one developer or interested entity annually. When a developer expresses interest in developing affordable or special needs housing in San Jacinto, determine funding priorities and sources and support applications for funding.	The City worked with Palm Desert Development (80 units), LINC Housing (55 units), and San Jacinto Senior Apts. (45 units) to facilitate affordable housing development. With the loss of RDA set-aside funds, continuation of the program is uncertain at this time.
10. Mortgage Credit Certificate Program	Riverside County EDA	EDA and federal tax credits	Provide information regarding the MCC Program to eligible home buyers.	The City worked with Riverside County EDA to facilitate MCCs for 16 homebuyers in San Jacinto.

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<b><i>Remove Governmental Constraints</i></b>				
11. Zoning Ordinance Update	Planning Department	General fund	Adopt a new Development Code in accordance with this program during 2010-2012.	The new Development Code was adopted by the City Council in 2012. This program has been completed and is no longer necessary.
<b><i>Promote Equal Housing Opportunities</i></b>				
12. Fair Housing Services	Redevelopment Agency	General fund	Continue to work with the County of Riverside to provide fair housing services to residents of San Jacinto	This program was not funded due to limited City resources and the dissolution of the Redevelopment Agency. Future funding is uncertain at this time.
13. Reasonable Accommodation in Housing for Persons with Disabilities	Planning Department	Department budget	Establish a formal policy or procedure for processing requests for reasonable accommodation by end of 2012.	Reasonable accommodation procedures are included in the new Development Code that was adopted in 2012. This program has been completed and is no longer necessary.
14. Housing for Extremely-Low-Income Persons	Planning Department	Grant funds, Riverside County EDA, Redevelopment Agency	<ul style="list-style-type: none"> <li>• Provide expedited permit processing for new housing that includes ELI units, such as SROs and transitional/supportive housing</li> <li>• Provide regulatory concessions and/or financial incentives when developers include ELI units in affordable developments</li> <li>• Conduct annual outreach to non-profit developers</li> </ul>	The City has continued to work with affordable housing developers, although no ELI units were produced.
<b><i>Promote Residential Energy Conservation</i></b>				
15. Residential Energy Conservation	Planning Department	General Fund; grant programs as available	Work cooperatively with property owners, utility companies and other government agencies to reduce energy use in residential developments.	13 low-income units were assisted with energy conservation retrofits through WRCOG's GRID program, resulting in an estimated savings of \$12k per year in utility bills.